

This Document Prepared By:

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Title2land, LLC
11851 Wentling Ave.
Baton Rouge, LA 70816
(800) 549-6684
11-36534A

As a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Return to:

Title2Land, LLC
11851 Wentling Ave., Suite A
Baton Rouge, Louisiana 70816

Source of Title: #20110531000158720



20120216000057260 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
02/16/2012 11:05:35 AM FILED/CERT

Shelby County, AL 02/16/2012
State of Alabama
Deed Tax: \$3.50

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th day of February, 2012 between LPP Mortgage, LTD as grantor(s) pursuant to that grant of authority on file and of record, whose address is 6000 Legacy Drive, Plano, TX 75024 to Tyler Cattell, a single man, as grantee(s), whose address is 89 Winterhaven Dr., Alabaster, Alabama 35007.

WITNESSETH: that the grantor(s), for in consideration of the sum of **ONE HUNDRED NINETEEN THOUSAND NINE HUNDRED AND 00/100 (\$119,900.00)** and other valuable considerations to said grantor(s) in hand paid by said grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the grantee(s), the following described land located in the County of Shelby, State of Alabama, to-wit:

Lot 114, according to the survey of Summer Brook, Sector 5, Phase 2, as recorded in map book 21, page 105, in the probate office of Shelby County, Alabama.

Municipal Address: 89 Winterhaven Dr., Alabaster, Alabama 35007
Parcel Number: 23-2-10-1-001-001.034

The property address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.

Being the same property acquired by MORTGAGE FORECLOSURE DEED of Property from RICHARD V AND KRISTINA K MOORE to LPP Mortgage, LTD dated May 19, 2011 and recorded May 31, 2011 as INSTR NO. 20110531000158720, of the official records of Shelby County, Alabama.

Send Tax Bill To: Tyler Cattell, 89 Winterhaven Dr., Alabaster, Alabama 35007.

SUBJECT to easements, restrictions and reservations of record, if any, and taxes for prior year and subsequent years.

SUBJECT to any and all Statutory rights of redemption in favor of mortgagors and other persons or parties granted such rights under the laws of the State of Alabama and the United States of America arising out of foreclosure sale of that certain mortgage filed for record in said Probate Office #20070802000361170; said mortgage Foreclosure Deed dated May 19, 2011 and filed for record in said Probate Office in #20110531000158720.

The Warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantors ownership of the subject real estate.

Singular and plural are interchangeable, as context requires.

TO HAVE AND TO HOLD unto the Grantee, his heirs and assign's forever.

IN WITNESS WHEREOF, Grantor has hereunto set grantors hand and seal the day and year first above written.

LPP Mortgage, LTD

BY: Kent Twitchell, Attorney in Fact

20120216000057260 2/2 \$18.50
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STATE OF Texas

COUNTY OF Collin

I, Brandon Howell, a Notary Public in and for said County, in said State, hereby certify that Kent Twitchell, whose named as Attorney in Fact for **LPP Mortgage, LTD**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of such instrument, he, in his capacity as such Authorized Agent, executed the same voluntarily on the day the same bears date.

Given under my hand this 14 of December, 20 11.

My commission expires: 6/4/14

Brandon Howell
Notary Public
BRANDON HOWELL
My Commission Expires
June 4, 2014